

PROPERTY OWNERS ASSOCIATION 2<sup>nd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**KNOX RIDGE HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas     §

County of Bexar   §

1.     Name of Subdivision:     Knox Ridge
2.     Subdivision Location:   Bexar County
3.     Name of Homeowners Association: Knox Ridge Homeowners Association, Inc.
4.     Recording Data for Association:     Plat Maps for Knox Ridge Subdivision are recorded in Volume 20001, Pages 456-462.

Plat Maps for Knox Ridge, Phase 1, Unit 1 are recorded in Volume 20001, Pages 456 and 457.

Plat Maps for Knox Ridge, Phase 2, Unit 1 are recorded in Volume 20001, Pages 458 and 459.

Plat Maps for Knox Ridge, Phase 3, Unit 1 are recorded in Volume 20001, Pages 460-462.

Plat Maps for Knox Ridge, Phase 1, Unit 2 are recorded under Document No. 20200052779.

Plat Maps for Knox Ridge, Phase 2, Unit 2 are recorded under Document No. 20200052781.

Plat Maps for Knox Ridge, Phase 3, Unit 2 are recorded under Document No. 20200052783.

5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision is filed under Document No. 20180203215.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 1, Unit 1 is filed under Document No. 20180203216.

First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 1, Unit 1 is filed under Document No. 20190043282.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 1, Unit 2 is filed under Document No. 20200061548.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 2, Unit 1 is filed under Document No. 20180203217.

First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 2, Unit 1 is filed under Document No. 20190043283.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 2, Unit 2 is filed under Document No. 20200061549.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 3, Unit 1 is filed under Document No. 20180203218.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Knox Ridge Subdivision, Phase 3, Unit 2 is filed under Document No. 20200061550.

Bylaws of Knox Ridge Homeowners Association, Inc. are filed under Document No. 20190018302.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Knox Ridge Homeowners Association, Inc. Document Retention, Access, Production, and Copying Policy is filed under Document No. 20190063771.

Residential Design Guidelines for Knox Ridge Subdivision is filed under Document No. 20190018302.

Knox Ridge Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20200187694.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 1st day of November, 2021.

Knox Ridge Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

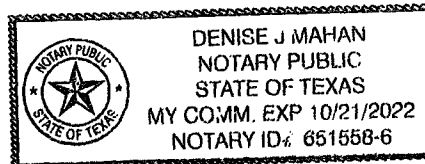
County of Bexar §

This instrument was acknowledged and signed before me on 1st  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Knox Ridge Homeowners Association, Inc., on behalf of said association.

Denise J Mahan  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210308847  
**Recorded Date:** November 04, 2021  
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**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 8:26 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk